

DURRANCE JENNIFER LIVINGSTON/DURRANCE ROBERT AUSTIN
85024 ASHLEY AVE
YULEE, FL 32037

2026

42-2N-27-4613-0009-0150

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	03	VINYL 100								0800	02	1,782	116.8000	105.12	187,324	1994	1994	0	0	0	70.00	30.00	VALUATION BY					STANDARD											
RooF Structur	03	GABLE/HIP 100								1 M/H 94+ 100% - 2020										Heated Area: 1782										HX Base Yr 2020									
RooF Cover	03	COMP SHNGL 100								-66 BAS 1994 -66																				BUILDING MARKET VALUE					56,197				
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					3,016														
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET					90,000														
Interior Floo	08	SHT VINYL 30																		TOTAL MARKET VALUE					149,213														
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					51,778														
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					97,435														
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms		2 100								BASE TAXABLE VALUE					46,024																								
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE					149,213																								
Stories	1.	1. 100								NCON VALUE					0																								
Units		0 100								INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE					141,161																								
Quality	03	Quality Level 03																																					
DOR CODE	0200	MOBILE HOME																																					
MAP NUM												MKT AREA				04																							
NEIGHBORHOOD/LOC	4048.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,782	100	1994	1,782	56,197																																		
TOTALS					1,782			1,782	56,197											BLD DATE				LGL DATE		05/11/2026		MLU											
EXTRA FEATURES					85024 ASHLEY AVE, YULEE										XF DATE				LAND DATE				AG DATE																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W		UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	1242	WD DECK A	0 100	6	8		48.00	SF	10.00	10.00	100	1993	1993	3	20	96																							
2	1242	WD DECK A	0 100	8	8		64.00	SF	10.00	10.00	100	1994	1994	3	20	128																							
3	0500	FP-PRE FAB	0 100	0	0		1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520																							
4	1242	WD DECK A	0 100	0	0		136.00	SF	10.00	10.00	100	2000	2000	3	20	272																							
LAND DESCRIPTION										TOTAL OB/XF										3,016																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																						
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00		Total Land Value: 90,000				Market: 0				Agricultural: 0				Common: 90,000				PRINTED 07/09/2026 BY SYS															